





and spirituous liquors may be sold in quantities less than two gallons at one time; but it seems highly probable that the sale of such liquors will be confined to a town in any other particular. It is not necessary to express an opinion on this point; on the other ground we think that the incorporation of the district described in the proclamation is not justified, because the town, as it is called, of Newen is limited







THE SYDNEY MORNING HERALD, WEDNESDAY, AUGUST 16, 1865

Responsible Government to change the old Land Sales Act imposed by the Imperial Government, and also because under that system there has been a more regular and satisfactory development of agricultural settlement than has been attained elsewhere. Still, as it is not given to any man or any nation to be content, the system was not considered by some to be working altogether satisfactorily, and so an inquiry was sought and granted.

Twenty-four witnesses were examined, among whom were squatters, farmers, land agents, speculators, Government officials, and mercantile agents. The only recommendations the committee found itself able to agree to, were that the Government should watch the land

demand for land, and only sell according to that demand—that no land should be sold outside the hundreds—that sections should be reserved along the line of main roads, to facilitate the bringing of stock to market, and that

enough land should be offered at a time in each district, to secure a large attendance and a fair competition. These are all the questions of detail, and do not touch the principle of the system. Some of the committees were in favour of classifying the land.

from agricultural land, and of adopting regulations to force, even at a sacrifice of revenue, the agricultural use of agricultural lands, but in this they were in a minority. The evidence showed that at the land sales

combinations were sometimes made, and that persons received money not to bid. But on the other hand land was often run up beyond its value, so that what the revenue lost in one way it about made up in another. There is not much to complain of as to the price of

Nearly all the witnesses were opposed to deferred payments, and only a few were in favour of the Victorian plan of leasing with a right of purchase. The objections were that in

bad seasons the Government would have to forego or postpone the rent—that it would be unfair to existing landholders to sell land to rival producers on easier terms, and that leaseholders would be tempted to work out the land and abandon it. Mr. Buxton, however,

formerly a Commissioner of Crown Lands, was in favour of the Victorian Act, but this was because he thought it tended to realise his theory of the subdivision of land. He was opposed to the acquisition of large landed estates, and

The rival Land Acts of the other colonies have not attracted farmers from South Australia.

One or two it appears had been to New South Wales to free select, but having lost their money had gone back again. Mr. Bonney, however, thought that in course of time the Victorian system would tell, as the land there

A very large number of the farmers in the colony, it appears, began as poor men. They did not buy their land direct from the Government, but leased it with a right of purchase from middle men, and have paid for it out of their

profits. Practically, therefore, the farmers have had to pay for their land considerably more than the upset price of a pound an acre. The agricultural prosperity of the colony, therefore, has not been based upon cheap land. The high price,

however, could not have been paid but for the grant of credit, the risk and management of giving this credit being taken not by the Government but by private individuals.

The eighty-acre system suits men who find all their labour within their own families, but as men prosper and begin to employ labour they want more elbow room to graze stock. They therefore either buy up the neighbouring pro-

erties or else sell off and move farther back, where they can buy a larger farm. The combination of grazing and agriculture is being slowly developed, and it is anticipated that it will increase, but as one witness properly pointed out it is impossible advantageously to fence

There is opportunity for it, and it will come as it is found to be profitable.

The agricultural area of South Australia is supposed to be limited by the latitude of Mount Remarkable, or by a line drawn across the head

of Spencer's Gulf. The soil is good enough north of that line, but the rainfall is too small and uncertain for wheat. It is estimated that there are not more than three million acres of agricultural land remaining to be sold, and even

of this much is of inferior quality. It was at one time thought that wheat could not be grown north of Adelaide, but this was when the early settlers were infected with English ideas. The present opinion as to the agricultural limit is formed after twenty years' experience of the

The witnesses were unanimous in stating that of late years the squatters have been the principal purchasers of land—to the extent, in fact, of about three-fourths of what has been sold.

As their runs have been surveyed and cut up, they have endeavoured to preserve their holdings by purchase. The money they have made by their pastoral holdings, and the credit they have had at the Banks, has enabled them to buy largely. In some cases they have lamented the

compulsion to buy, and have been hard pressed to do it. But the purchases have turned out good investments, not for pastoral purposes, but for re-sale. The spread of agricultural settlement has surrounded these

purchased runs with farms. The squatters, who bought to keep out intruders now find it better to invite intruders and to break up the runs into farms, and to move their stock off into the back country. As long, however, as the land is kept for a run, the squatters will bid very

high to keep out interlopers, because the deterioration of a run is so great by sharing it with others. This subjects them in the auction room to be fleeced by persons who know they must buy, and who exact a bonus from them as

the price of not running them up. Mr. PARKER stated that from his runs on Lake Albert he had drawn three thousand head of fit cattle per annum, but if they were cut up they would not produce three hundred. He used to send large quan-

titles of fat stock from his runs on the Murray, but since the declaration of the hundreds he had not sent from there a single beast. Most is at present being shipped from Melbourne to Adelaide.

It was proposed by the Government to set during the year five or six hundred thousand acres of land to meet the growing demand which has resulted from two successive good harvests. But with present appliances it would be difficult to bring to sale in one year the

whole of this, and it was asserted that the resources of the squatters, aided by the Banks, would enable them to buy as much of this as they wished. To prevent this as far as possible, it was suggested that the whole of a run should

be offered at once, so as to swamp the purchasing power of the squatter, and that his run should not be sold till there were buyers enough ready to prevent any monopoly.

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### RANDOM NOTES.

away, so that the town has now a more settled and business look than it had in the old days of canvas and calico. The trade of the place has gradually contracted itself into the ordinary and legitimate channels, and though not so large as it was formerly, is more steady, and promises to be more enduring.

Let me now turn back a little, and look at some of the road I have passed over. I have forgotten what I mentioned, in any previous letter, that Lake George is now full of water. But whether or not, let me now say that I have never for a long time seen so fine a sight as this vast expanse of water presents. The lake is twenty-one miles in length, with an average breadth of seven or eight miles. It is divided into three ranges, and is surrounded on the two sides by five towering mountains, rising up in grassy slopes from the water's edge, and assuming water and vapor proportions as they fall back from it. The Lake George range has long been celebrated amongst stockmen as a most intricate and heavy country to ride through, and is now the most difficult of navigation by the sailing of the lake. At the two ends of the lake the country is lower and more level. Even here, however, there is no outlet for the water, as the land is higher than the bed of the lake, so that in heavy rains the water drains not only from the hills and ranges that surround the lake, but also from the mountains on the valley sides. It is thus a bumpered end on the

other. The lake first filled up in 1852, the year of the great Gundagai flood; and although two years ago it was partially dried, sufficiently to allow of a dry season, it has since then again filled up, and the waters are now higher than ever, being as much as 16 or 17 feet deep in some places. The water is brackish, or if not brackish is very muddy, and is not fit for drinking. The water in the lake as to be unfit for human use. The cattle, however, drink it freely, and seem to enjoy it rather than otherwise. It is more than twenty years ago since I have seen the water in the lake, and it is not much harder to be greater than it is. Then thousands of cattle fed on the salsicaceous plants that grew on the vast plain that the bed of the lake formed. Here and there a few trees, palms, and grass growing to a height of eight or ten feet, making the riding anything but pleasant whenever the stock got in among

One proprietor had a sheep station out in the centre of the lake, and three flocks of sheep were watered there by means of the but for the use of the men. Many of the residents, who had been only a few years in the district, could hardly believe that ever the lake had been full of water, and, looking at the extensive feeding-ground, regarded the water as a thing of the past. "I have seen a hand's yarn," and now that it has only been full for twelve years, newly-established settlers look upon you with wonder when you tell them that you have ridden day after day over the spot where now swims the water. The water is so shallow that it is almost literally teeming with aquatic birds, and a naturalist would be well repaid for a visit to the spot, since he would find many beautiful and some rare specimens of water fowl amongst the thousands that cluster in the water. The redpolls are particularly numerous. The redpoll waterfowl can be seen in countless numbers, and large flocks of them come up on to the cultivated lands, and may be seen picking about like so many crows, for which they would be taken only had not the approach of a stranger thrown them into alarm. The waterfowl of the Native country are, also, so numerous as to become exceedingly

destructive to the crops, and the small farmers about Dundugere have been compelled to resort to the use of arsenic and strychnine, and leaving it in the places to which these birds resort. As for ducks, there are places on the lake that are perfectly black with them, and, in fact, the ducks of the lake are the only ones that sportsmen have occasionally been obtained. Swans, pelicans, spoonbills, and numerous other aquatic birds may be obtained by the sportsman. Life also abounds in the water, and the fish are numerous.

It is. The floods of 1862 brought many of the eod with which Mr. T. A. Murray has stocked the ponds of his property near Collector, into the lake. There is no doubt that the water is very pure, and, to a great extent, until now the waters are full of them, and they have even found their way into the Four Mile Creek. They have been caught at 8 lbs. and 10 lbs.

Skirting along the southern edge of the Broadland Plains, there are many fine lagoons, also largely resorted to by water-fowl of various kinds, though here, from the frequent onslaughts made upon them, they are far more shy than on the lake. These birds are very acute observers of the peculiarities of their human conquerors, and are seldom riding along the edge of the water when they see ducks, swans, and other birds of any number; but let him pass by on foot, and the chances are that he will not see so much as a feather of them, unless at so great a distance as to be secure from powder and shot. They seem to know, from past experience, that they are not to be taken by the human hand, and that it is the footmen only who carry the death-dealing tube that has so often thinned their numbers.

Coltsville has altered very little within the last ten or twelve years. A little cluster of houses, hanging together by the side of the road, three or four public buildings, a few stores, and a few farms, are all that Smith's, and there you have the township of Coltsville. Why a township was ever established here will always be a mystery, since there are none of the elements around it for the creation of that business which can alone maintain a town. But somehow or other this sort of thing was done, and the township was made upon an unprincipled principle. The line is wrong, and it seems to be about this—There is Gouldsboro, and there fifty miles away is Gundaroo—there ought to be a township between the two—and a township is made. Make a township anywhere, on the top of the Liverpool Range, or build upon piles in the centre of Lake Umbagog, and you will find the same kind of individuals soft enough to sit down in it, under the delusion that being a town there must be business to be done there, and so some half-dozen persons get together and vegetate through life, grubbing at each other's want of energy in not pushing the place forward, and so the trade that never shows the least inclination to come.

Gunning is another of these little pottering towns that do more harm than good, since all they do is to make men lazy and unfit them for work by accustoming them to hang about their doors, smoking their pipes, and talking to one another and to the women in conversations with each other across the road. The gold discovery, and the consequent traffic along the Southern Road, temporarily galvanized Gunning into activity, and many half-a-dozen houses were erected in consequence; and one remarkably enterprising individual put up a steam mill. Having done that his energy was exhausted, and he died, and the mill was never run, and the town the steam was of, the mill was silent, the building looked neglected. Like all the people of these little towns who build their houses, stock their farms, and live with their families, they have no resignation to await their customers; the miller is there, and so is the mill, but, *alack!* for the corn. The greedy millers of Goulburn, and even of Bendigo, would have been glad to have had the millers of them, carrying off the grain that the mill of Gunning is so patiently waiting for. There is a great deal of very good land about Gunning, and the country is very fertile, and the soil is rich, and the water is one side and Yass on the other take the greater part

of the business. The rust did not affect the wheat crops in this district last year so badly as it did those of the other parts of the country, and the people here are therefore disappointed out of the several persons it well worth growing. Many persons last year grew the white lammas wheat. This has not been so favourite a seed with the farmer as the red lammas, as the grain is smaller and less plump than that of the red kind, but it was found last year to be more productive than the red, and anything like the extent that it did the red lammas. The kinds were sown under the same conditions of time, soil, tillage, &c., and yet three acres of white lammas brought in more than one acre of red lammas sown. Owing to this circumstance having been taken into consideration by the farmers, the proportion of white lammas wheat has been this year increased.

than it has ever been before, and there will be better opportunities for judging whether there really is any thing in this difference of seed. There is, however, a pretty general impression abroad amongst the wheat-growers that the frosts and snows of the winter will kill the rust out of the ground, and that the next crop of wheat will be all but free from it. There is no doubt that rust is a fungoid growth on the stalk of the plant, eating its way through the straw, and down the stem, until it reaches the seed, and so, from the seed, the nuttiment that should go to the growth of the seed ear. The germ of this growth, the farmers agree, lies not in the seed, but in the earth, the spawa being shed as in other fungi upon the ground, lying upon the straw, and in the soil. The seed, therefore, is not with a crop is reared strong enough to nourish the fungus, and the seedling will be free from the frosts and snow will have destroyed. There is apparently very good sense in this line of argument, but I must confess that I have not sufficiently examined into the nature of the rust disease to be able to say whether it is not a more or less permanent one. Let us only hope that it is some that is a correct one.

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be one of the most prolific agricultural areas of the colony no one doubts; but, in the mean time, being within a proclaimed gold-field, the land cannot be selected. Nor, in fact, would it be right that it should be so, so long as any gold remains in the soil, since selections would but too often be made not for cultivation but for auriferous speculation. The best way

Once get a permanent and settled population on the spot, whose interests will be in advance of the district, and there may be some hope that the reign of the agitators will be at an end. That they have been the ruin of this field none who knows its history can doubt: and that by their

The town of Young shows many signs of having improved since my last visit, two years ago. A very handsome church has been erected for the Church of England residents, being without exception one of the

has a remarkably fine appearance; the supports of the roof, forming a kind of Gothic arch, being of pine, and polished, give a finished look that is wanting in the roofs of most churches. The Wesleyans are also building a fine large brick church, capable of holding two or three hundred worshippers; and the Oriental

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**W. EDWARDS.**  
 "To Mr. Thos. Powell."

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**GOOD DIVIDENDS.**—Mr. EDWARD DUNSTON, of 35, Queen-street, Melbourne, has on SALE the best gold-mining SHARES in the Ballarat, Bendigo, Tarnagower, and Wombat Districts, paying regular and permanent dividends fortnightly and monthly, of 30 up to 70 per cent. per annum, and which are perfectly safe and secure investments.

**Also, shares at very low prices, in progressing mines of bona fide character, just about to pay dividends, with every probability of the shares increasing in value four to five hundred per cent. in a few months.**

**A list of mine investments forwarded gratis, on application.**

**M. CARROLL, CUMBERLAND-STREET.**

**Now we feel the real substantial good**—McCarroll does for every class in town; What fearful prices we should pay for food! We had better not say, "I'll keep them down."

**Our stock by thousands now are sent away.**—A ready market Melbourne finds for all.

**Where meat's so dear that any price they pay;**—With all they get, for more they hardly stay.

**By day and night our stocks are hurried down.**—Leaving a scanty market here behind.

**They drain us out of more than we can spare.**—Last stock for home use scarcely we can find.

**Amongst all this, we have our guardian friend.**—We have McCarroll, with a heart's best friend.

**"He's not in business, we want so much his aid."**—When more than ample comes for our supply.

**This is the time we want our "FRIEND OF TRADE."**—To see us safe from scarcity and dearth.

**We need not fear, the winter days may dawn,**—And freezing times, too, press us very hard.

**But while McCarroll leads the trade in town,**—We'll meet them both with utter disregard.

**LIST OF PRICES.**

**For 100 lbs.**

**Spice beef .. 54**

**Round beef, cooked .. 44**

**Whole half salted .. 44**

**Mutton chops .. 34**

**Rump steak .. 34**

**Beef steaks .. 24**

**Butter .. 24**

**Best of the best .. 24**

**Head quarter beef .. 24**

**Butter .. 24**

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**SLATES, SLATES, Slates, all sizes, at reduced prices.**—W. C. WATKINS, Railway Bridge Street.

**SHEET LEAD, 3, 4, 5, and 6 lbs., cut to any size.**—W. C. WATKINS, Railway Bridge Street.

**GALVANIZED CORRUGATED IRON, Guttering, Pipe, and Ridding, at reduced prices.**—W. C. WATKINS, Railway Bridge Street.

**LIVERPOOL-STREET SAW MILL.**—For SALE, Oregon, Douglas, and Scotch Fir, and all kinds of sawn timber, at reduced prices.

**Also, all kinds of sawn timber, at reduced prices.**—W. C. WATKINS, Railway Bridge Street.

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**FOR SALE.**—1220 Acres, and 950 Wethers, deliverable at Moombea, Wellington, from the stocks of Edward Wingfield Verner, Esq., M.P.

**MOORE'S WHARF, 27th July, 1885.**

**SALES BY AUCTION.**

**TO BE SOLD, at WOOLLEIGH, Pitt-street, by auction, THIS DAY, at 11 o'clock.**

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